



**HOME CONFERENCE
DOORKNOCKER AWARDS
BOSTON, MASSACHUSETTS**

AWARD CATEGORY: Neighborhood Revitalization

PARTICIPATING JURISDICTION: City of Boston, Massachusetts

PROJECT/PROGRAM NAME: Trinity Terrace

HUD REGION/FIELD OFFICE: Region I / Boston Field Office

HOME UNITS/TOTAL UNITS: 59 HOME units / 62 total units

HOME FUNDS/TOTAL FUNDS: \$2,415,046 HOME funds / \$17,972,225 total funds

PARTNERS:

FUNDING SOURCES:

• HOME	\$2,415,046
• CDBG	\$200,000
• State Affordable Housing Trust	\$1,175,000
• Neighborhood Housing Trust	\$600,000
• Mass Housing	\$2,070,000
• Private Syndication Equity	\$10,937,079

BRIEF NARRATIVE DESCRIPTION:

This project demonstrates that with proper planning, community input, and a diverse funding blend, even the most distressed and blighted parcels can be revitalized and neighborhoods transformed.

Trinity Terrace is a newly constructed 62-unit affordable rental/cooperative housing project in the Four Corners neighborhood of Dorchester in Boston. The project was developed on the largest underutilized vacant parcel in the community, which had been a major impediment to the area's revitalization for more than three decades. One section of the project replicated the traditional brick bow front buildings, a historic hallmark of the area, and produced 38 units of affordable housing. In addition, the project transformed a trash strewn vacant

field into a linear urban park with eight townhomes on each side and a community center at its end. Amenities such as a fountain, acorn streetlamps, and newly planted trees compliment the neighborhood in a way that emulates the historic parks of Beacon Hill and the South End. Completing the project and preserving the past is the restoration of a historically significant 19th century corner building that had been vacant for over 30 years. The building now provides 8 units of affordable housing and a ground floor commercial unit.

The City of Boston's Department of Neighborhood Development conducted an extensive and lengthy dialogue with the community prior to implementing the project. Concurrent with the community process was the task of assembling the nearly \$18 million financing package for a project in which 59 of the 62 units are affordable to families at or below 60 percent of area median income.

As a result of the city's efforts, Trinity Terrace has changed the face of Four Corners. Sixty-two families, including six formerly homeless families, are now part of a vibrant new community.

FOR MORE INFORMATION CONTACT:

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PHOTOS:

BEFORE



[Before – example 1]

AFTER



[After – example 1]

BEFORE



[Before – example 2]

AFTER



[After – example 2]